## CERTIFICATE OF OWNERSHIP AND DEDICATION

HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ARLINGTON, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC -USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH WHEN SUCH OTHER USE IS APPROVED BY THE ARLINGTON CITY COUNCIL IN THE PUBLIC INTEREST. I SHALL FURTHER UNDERTAKE TO DEFEND, PAY AND SAVE HARMLESS, ANY GOVERNMENTAL AUTHORITY, INCLUDING THE CITY OF ARLINGTON, IN RESPECT -\_ OF ALL- CLAIMS-FOR DAMAGED AGAINST ANY GOVERNMENTAL AUTHORITY INCLUDING THE CITY OF ARLINGTON WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE OR MAINTENANCE OF SAID RIGHT-OF-WAY

- - - -

FRONTIER BANK

## ACKNOWLEDGMENTS

STATE OF WASHINGTON

COUNTY OF SNOHOMISH )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD A. DUNGEY AND SHAREL L. DUNGEY, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

JUDY MILDE

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Mill Creek

MY APPOINTMENT EXPIRES: 4/23/2001

STATE OF WASHINGTON

COUNTY OF SNOHOMISH )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT 1 KNOW OR HAVE SATISFACTORY EVIDENCE THAT 1 (NOW OR HAVE SATISFACTORY EVIDENCE THAT 1 IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENCE VICE VICE TESTED OF FRONTIER BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH RAPTY FOR THE USES AND

PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES:

## SUBJECT TO:

- 1.) CITY OF ARLINGTON RECOVERY CONTRACT, REGARDING SANITARY SEWER SYSTEM, AS RECORDED UNDER AUDITOR'S FILE NUMBER 200004180317, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
- 2.) A LATECOMERS AGREEMENT, RECORDED UNDER AUDITOR'S FILE NUMBER 20010400651, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
- 3.) COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS, EASEMENTS, MAINTENANCE PROVISIONS AND NOTES AS CONTAINED IN SHORT PLAT, AS RECORDED UNDER AUDITOR'S FILE NUMBER 7910150269, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

#### CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS MAP DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION: THAT THE EXTERIOR PLAT BOUNDARY, AND ALL INTERIOR LOT CORNERS HAVE BEEN SET BY ME OR UNDER MY SUPERVISION USING APPROPRIATE PERMANENT MATERIALS, WITH A FIELD TRAVERSE WITH A LINEAR CLOSURE OF 1:10,000 AND CORRESPONDING ANGULAR CLOSURE AS SPECIFIED IN W.A.C. 332.130.070 AND 332.130.090: THAT ALL STREET CENTERLINE MONUMENTS WITHIN THE PLAT AND ALL INTERSECTIONS WITH EXISTING STREET CENTERLINES HAVE BEEN MONUMENTED WITH CONCRETE MONUMENTS IN CASE OR OTHER PERMANENT MATERIAL APPROVED BY THE CITY: THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN PUBLIC RECORDS, AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF RCW. 58.17. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 1ST DAY OF DECEMBER, 2005

RICHARD A. HEALEY, P.L.S. CERJIFICATE NUMBER 20719

CERTIFY-THAT I KNOW OR HAVE SATISFACTORY-EVIDENCE THAT RICHARD A. HEALEY - IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

(PRINTED) LERRY GONZALES

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON /

RESIDING AT ARLINGTON MY APPOINTMENT EXPIRES: \_

DATED: 12-6-2005

## APPROVALS

CERTIFICATE OF SUBDIVISION APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS SHORT PLAT S IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PROJECT MANAGER, SUBJECT TO BEING RECORDED IN THE SNOHOMISH COUNTY REGISTER WITHIN 60 DAYS OF THE DATE

#### CERTIFICATE OF APPROVAL OF PUBLIC IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF ARLINGTON PLANNING JURISDICTION, ALL STREETS AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED TO CITY STANDARDS OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS ON COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY ENGINEER.

12-8-2005

#### CERTIFICATE OF COUNCIL APPROVAL

#### CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF ARLINGTON, THIS 8th DAY OF December, 2005.

12-8-05 Knowe Bunded FINANCE DIRECTOR/CITY TREASURER

## SNOHOMISH COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2005\_, TAXES.

EXAMINED THIS \_ SY DAY OF Dec\_\_\_\_\_\_, 2005.

BOB DANTINI

TREASURER, SNOHOMISH COUNTY

## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ORCA LAND SURVEYING, INC., THIS \_\_\_\_\_ DAY OF Detember, 2005, AT 34 MINUTES PAST \_\_ LT. M. AND RECORDED IN

VOLUME \_\_\_ OF PLATS, PAGE \_\_\_; AFN 200512085001 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.


BOB TERWILLIGER AUDITOR, SNOHOMISH COUNTY

DUNGEY-SHORT PLAT

-City of-Arlington File-No. Z-05-064-FSP

CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

3605 COLBY AVENUE, EVERETT, WA-98201. 425-259-3400 FAX: 425-258-1616 --



#### LEGAL DESCRIPTION

LOT 2 OF SNOHOMISH COUNTY SHORT PLAT NO. 449 (10-79), RECORDED UNDER AUDITOR'S FILE NUMBER 7910150269, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

#### EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT SHORT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SHORT SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. PROVIDED, THAT IF ANY PRIVATE ROAD(S) SHOULD BECOME A PUBLIC ROAD(S) AT SOME TIME IN THE FUTURE, ALL EASEMENTS WITHIN THE THE ROAD SHALL BECOME NULL AND VOID AND ANY UTILITY FACILITIES WHICH PHYSICALLY EXIST SHALL BECOME SUBJECT TO THE FRANCHISE REQUIREMENTS OF THE CITY.

#### AVIGATION EASEMENT

A PERPETUAL EASEMENT AND RIGHT—OF—WAY IS HEREBY GRANTED TO THE CITY OF ARLINGTON, STATE OF WASHINGTON, ITS SUCCESSORS AND ASSIGNS FOR USE AND BENEFIT OF THE PUBLIC, OVER THE PLAT STARTING AT 287' MEAN SEA LEVEL (MSL), FOR THE PURPOSE OF THE PASSAGE OF ALL AIRCRAFT ("AIRCRAFT BEING DEFINED FOR THE PURPOSE OF THIS INSTRUMENT AS ANY DEVICE NOW KNOWN OF HEREAFTER INVENTED, USED OR DESIGNATED FOR NAVIGATION OF, OR FLIGHT BY AIR) BY WHOMEVER OWNED AND OPERATED IN THE AIR SPACE TO AN INFINITE HEIGHT ABOVE THE SURFACE OF THE GRANTOR'S PROPERTY, TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIR SPACE NOISE, VIBRATION AND ALL OTHER EFFECTS THAT MAY CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TALKING OFF FROM, OR OPERATED AT, OR ON AIRLINGTON MUNICIPAL AIRPORT, LOCATED AT SNOHOMISH COUNTY, STATE OF WASHINGTON. UPON SAID PROPERTY, NO DEVELOPMENT OR CONSTRUCTION SHALL BE PERMITTED WHICH WILL INTERFERE IN ANY WAY WITH THE SAFE OPERATION OF AIRCRAFT IN THE AIRSPACE OVER THE LAND DESCRIBED HEREIN OR AT OR UPON THE ARLINGTON MUNICIPAL AIRPORT.

a.) THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.08 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED. THIS LAND MAY EXPERIENCE LOW OVERHEAD FLIGHTS, ODOR, NOISE, VIBRATION AND OTHER AVIATION RELATED PACTS.

**b.)** SINCE AIRCRAFT WILL BE FLYING OVER THE PROPOSED AREA, ANY OUTDOOR LIGHTING SHALL BE DOWNSHIELDED AS TO REDUCE ANY TYPE OF GLARE, WHICH COULD INTERFERE WITH FIGHT OPERATIONS.

c.) NO USE MAY BE MADE OF THE PREMISES WHICH CAN OR DOES INTERFERE WITH USE OF AIRPORT BY AIRCRAFT BY REASON OF ELECTRICAL, ELECTRONIC OR SMOKE EMANATIONS, LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCE, OR ANY USE WHICH MAY ATTRACT BIRDS.

## EQUIPMENT AND PROCEDURES

INSTRUMENTATION: LEICA TCRM1205 TOTAL STATION

METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTATION

PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS

BASIS - OF BEARING: THE MONUMENTED CENTERLINE OF 186TH PLACE NE AS THE BEARING OF N 89'15'24" E, PER THE PLAT OF SMOKEY POINT ESTATES RECORDED UNDER AUDITOR'S FILE NUMBER 199910205002

TRACT 999 IS A Storm water detention tract.

Ownership of a lot within this plat includes

an equal and undivided ownership interest

in Tract 999 and an equal and undivided

pesponsibility for the maintenance of said

front

# -DUNGEY SHORT PLAT

- City of-Arlington File No. Z-05-064-FSP

IN THE NE 1/4 OF THE NE 1/4, SECTION 20, T.31N., R.5E., W.M.
CITY OF ARLINGTON. SNOHOMISH COUNTY, WASHINGTON



JOB NO: 2005033 -DATE: 12/06/05 DWG BY: KMG